140.A	0002	0012.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	747,800	/	747,800
USE VALUE:	747,800	/	747,800
ASSESSED:	747,800	/	747,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	CARTER WILLIAM RUSSELL II ETAL	
Owner 2:	TRS/ CARTER-ELY FAMILY REVOCAB	
Owner 3:	TRUST	
Street 1:	37 NEWPORT ST UNIT 1	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	ELY JESSICA -
Owner 2:	CARTER WILLIAM -
Street 1:	37 NEWPORT ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 1144 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	744,700	3,100		747,800
Total Card	0.000	744,700	3,100		747,800
Total Parcel	0.000	744,700	3,100		747,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 653.67 | /Parcel: 653.67

Legal Description

User Acct 421477

GIS Ref

GIS Ref

Insp Date 04/20/20

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 140.A-0002-0012.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	744,700	3100	.		747,800		Year end	12/23/2021
2021	102	FV	723,500	3100	.		726,600		Year End Roll	12/10/2020

!16634!

PRINT

Date	Time
12/30/21	22:50:02

LAST REV

Date	Time
11/04/21	15:14:57

mmcmakin

PAT ACCT. 16634

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELY JESSICA,	79002-302	1	10/27/2021	Convenience	99	No	No		
AIKENHEAD ELLEN	74554-436	2	4/28/2020		757,800	No	No		
AIKENHEAD ELLEN	73515-163	1	10/24/2019	Change>Sale	875,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2020	SQ Returned	JO	Jenny O
4/20/2020	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	89861
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8440																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.04989493
Adj $ / SQ:	432.294
Other Features:	81402
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	746228
Depreciation:	1492
Depreciated Total:	744736

COMMENTS

Master Deed 74395:131.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1		HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH

UnSketched SubAreas:
BMT: 354,
GLA: 1144,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	518.75
Special Features:	0	Val/Su Net:	497.13
Final Total:	744700	Val/Su SzAd	650.96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,144	432.290	494,545
BMT	Basement	354	129.690	45,910

Net Sketched Area:	1,498			Total:	540,455
Size Ad	1144	Gross Area	1498	FinArea	1144

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.A-0002-0012.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X20	A	AV	1926	28.89	T	40	102			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100